

Chapter 29.08. Mobile Homes, Mobile Home Parks, and Mobile Home Subdivisions.

29.08.010. Purpose.

To require that mobile home developments will be of such character as to promote the objectives and purposes of this Ordinance; to protect the integrity and characteristics of the districts contiguous to those in which mobile home parks are located; and to protect other use values contiguous to or near mobile home park uses.

29.08.020. Location and Use.

No mobile home shall be located, placed, used, or occupied in any district other than within an approved mobile home park or mobile home subdivision where allowed within the zoning district, except that mobile homes may be stored, displayed, and sold in commercial and manufacturing districts, but not occupied except in mobile home parks or mobile home subdivisions when allowed in such districts; except that mobile homes approved by the zoning administrator may be located on bona fide agricultural lands as housing for families or employees of the farm or ranch operation, provided that the agricultural acreage shall not be less than forty (40) acres for irrigated lands and one hundred sixty (160) acres for non-irrigated lands.

29.08.030. Approval.

Mobile home parks may not be constructed unless first approved by the Planning Commission, after review of plans for said mobile home park which satisfies the Commission that the said development will:

A. Be in keeping with the general character of the district within which the development is to be located.

B. Be located on a parcel of land containing not less than ten (10) acres, or on two or more parcels separated by a street or alley only, and totaling at least ten (10) acres.

C. Have at least 25 spaces completed and ready for occupancy before first occupancy is permitted.

E. Meet all standards and requirements of the mobile home park ordinance of the local jurisdiction.

F. Have written approval of the State Division of Health.

G. Be developed according to plans prepared by a professional team. In all cases, it is recommended that professional design and other assistance be obtained early in the program including (as needed) a geologist or soils engineer, an urban planner, a lawyer, a financial expert, or others. It is the intent of the local jurisdiction that the developer solve his problems before approval is given and construction begins. Determination of qualifications of required professional individuals or firms shall be made by the Planning Commission.

In a mobile home park, the number of mobile homes shall be limited to nine (9) units per acre. The mobile homes may be clustered, provided that the total number of units does not exceed the number permitted on one (1) acre, multiplied by the number of acres in the development. The remaining land not contained in individual lots, roads, or parking, shall be set aside and developed as parks, playgrounds, and service areas for common use and enjoyment of occupants of the development and of the visitors thereto.

29.08.040. Application.

A. An overall plan for development of a mobile home park shall be submitted to the Planning Commission for review. The plan shall be drawn to a scale no smaller than one (1) inch to fifty (50) feet. At least six (6) copies of the plan shall be submitted. The plan shall show:

1. The topography of the site represented by contours, shown at not greater intervals than two (2) feet when required by the Planning Commission.

2. The proposed street and mobile home space layout.

3. Proposed reservations for parks, playgrounds, open spaces.

4. Tabulations showing per cent of area to be devoted to parks, playgrounds and open spaces, number of mobile home spaces, and total area to be developed.

5. Proposed locations of parking spaces.

6. Generalized landscaping and utility plan, including locations of water, electricity, gas lines, fire hydrants.

7. Any other data the Planning Commission may require.

B. The applicant for approval of plans for a mobile home park or mobile home subdivision shall pay to the zoning administrator at the time of application a checking fee, in addition to all other required fees. The checking fee shall be as established by the local Governing Body.

C. Applications for approval shall be in writing, submitted to the Planning Commission at its regular meeting and shall be granted or denied within thirty (30) days, unless an extension of such time is approved by the applicant. An application denied by the Planning Commission may be appealed to the local Governing Body, which appeal must be made in writing within ten (10) days after the denial is made by the Planning Commission.

29.08.050. Standards and Requirements.

Standards and requirements for mobile home parks shall be as provided in the Mobile Home Park Ordinance of the Local Jurisdiction.